

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

July 10, 2006

CALL TO PODIUM:

Greg Ossont, Director
Planning and Code
Administration

RESPONSIBLE STAFF:

Greg Ossont, Director
Planning and Code Administration

Cathy Borten, City Attorney

AGENDA ITEM:

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
	Joint Public Hearing
	Historic District
	Consent Item
	Ordinance
	Resolution
<input checked="" type="checkbox"/>	Policy Discussion
	Work Session Discussion Item
	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	NA
Advertised	01/04/2006
	01/11/2006
Hearing Date	01/17/2006
Record Held Open	06/30/2006
Policy Discussion	

TITLE: POLICY DISCUSSION

T-375 - An Ordinance to Amend Chapter 24 of the City Code Entitled "Zoning," Article III Entitled "Regulations Applicable to Particular Zones," Division 14 Entitled "I-1 Zone, Light Industrial," Division 15 Entitled "I-3 Zone, Industrial and Office Park," and to Correct Typographical Errors and to Require Adherence to Additional Regulations When Building in an Industrial Zone That Abuts Residential Uses

SUPPORTING BACKGROUND:

A joint work session has held on September 12, 2005. A joint public hearing was held on January 17, 2006. The record was held open until June 30, 2006 and is now closed. There are ten exhibits in the record including background material from the joint work session and the joint public hearing.

Text Amendment T-375 is an ordinance to amend Chapter 24 of the City Code (Zoning Ordinance), Article III, entitled, "Regulations Applicable to Particular Zones," Division 14 entitled "I-1 Zone, Light Industrial," Division 15 entitled "I-3 Zone, Industrial and Office Park," and to correct typographical errors and to require adherence to additional regulations when building in an industrial zone that abuts residential uses.

Staff has been asked to review the Industrial Use zones and how each zone relates to adjacent and abutting residential properties. Staff reviewed the I-1 and I-3 zones for existing language that ensures compatible development in industrial zones that would potentially effect existing residential development.

Specific areas were identified within the I-1 and I-3 zones where language could be enhanced and in sections where additional language and standards could be introduced to further ensure compatible and harmonious new development and redevelopment in these industrial zones.

Continued.....

DESIRED OUTCOME:

Conduct Policy Discussion and Vote on Ordinance.

MAYOR & COUNCIL AGENDA COVER SHEET

SUPPORTING BACKGROUND CONT'D:

The proposed I-1 changes are limited to 2 sections; existing 24-139 and an entirely new section, 24-139A.

The proposed text amendment would increase the required setback from 30 feet to 75 feet if the property adjoins a residential property with an existing residential dwelling. Further, a new Section 24-139A – *Development Standards When Abutting Residential Uses* introduces very specific guidelines for any future development within the I-1 zone.

There are essentially 4 elements to the new section, which include:

- An increased setback from 30' to 75' feet
- A maximum building height of 45' (this maximum height remains consistent with the current requirement)
- A section requiring compatibility with surrounding properties
- A section requiring a Design Code at preliminary plan review

The proposed I-3 changes are limited to only 2 sections; the amendments to Section 24-143 are typographical and publishing corrections only.

The only other proposed change is the introduction of Section 24-149A, an entirely new section, *Development Standards When Abutting Residential Uses*.

This subsection is similar to the proposed section for the I-1 Zone and includes:

- Increases setbacks from 50' to 75' (25' to 30' for front yard setbacks)
- Decreases maximum height from 110 feet to 45 feet when abutting residential
- Eliminates the incremental setback/height increase for buildings over 30 feet. Currently in the I-3 Zone, buildings require an additional one foot setback for every foot over 30 feet in building height. By limiting the building heights to 45 feet and increasing the required setback to 75 feet, the incremental increase method would not be necessary.
- Requires Design Code at Preliminary Plan Review

Attachments: Index of Memoranda and Exhibits

Ordinance No. _____

AN ORDINANCE TO AMEND CHAPTER 24 OF THE CITY CODE,
ENTITLED "ZONING," ARTICLE III, ENTITLED, "REGULATIONS APPLICABLE TO
PARTICULAR ZONES," DIVISION 14, ENTITLED, "I-1 ZONE, LIGHT INDUSTRIAL,"
DIVISION 15, ENTITLED, "I-3 ZONE, INDUSTRIAL AND OFFICE PARK," TO
CORRECT TYPOGRAPHICAL ERRORS AND TO REQUIRE ADHERENCE TO
ADDITIONAL REGULATIONS WHEN BUILDING IN AN INDUSTRIAL ZONE THAT
ABUTS RESIDENTIAL USES

Text Amendment **T-375**

BE IT ORDAINED, by the Mayor and City Council of the City of Gaithersburg,
in public meeting assembled, that Chapter 24 of the City Code, Article III, Divisions 14
and 15 are hereby amended to read as follows:

ARTICLE III. REGULATIONS APPLICABLE TO PARTICULAR ZONES.

* * * * *

DIVISION 14, I-1 ZONE, LIGHT INDUSTRIAL

* * * * *

Sec. 24-139. Setback requirements.

Where land in the I-1 Zone adjoins a lot line of land [in a residential] zoned residential [in a] and containing a residential dwelling unit, no building in this zone shall be constructed within [thirty (30)] seventy-five (75) feet of such lot line.

* * * * *

Sec. 24-139A. Development Standards When Abutting Residential Uses

Even if not otherwise developing property under the TND option as allowed in Section 24-141(C) herein, the following development standards shall apply to uses in the I-1 zone when such properties either abut or are adjacent to property used for residential use:

Boldface
Underlining
[Single boldface brackets]
Double underlining
[[Double boldface brackets]]

Heading or defined term.
Added to existing law by original bill.
Deleted from existing law by original bill.
Added by Amendment.
Deleted from existing law or the bill by amendment.
Existing law unaffected by bill.

1. Buildings and structures shall be setback a minimum of seventy five (75) feet from any property line, with the exception of all front yards, which shall have a thirty (30) foot minimum setback.
2. Buildings shall not exceed forty-five (45) feet in height.
3. Development shall be generally compatible with existing, developed portions of surrounding properties.
4. The design code requirements of the TND option, set forth in section 24-22.3(f) shall apply, any references to minimum unit numbers therein notwithstanding.

* * * * *

DIVISION 15. I-3 ZONE, INDUSTRIAL AND OFFICE PARK

* * * * *

Sec. 24-143. Uses permitted by right.

The following uses are permitted by right in the I-3 Zone:

- (1) All uses permitted by right in the [I-3] E-1 Zone.

* * * * *

- (11) Telecommunications facilities and monopoles located entirely within an existing structure or located on the rooftop of an existing structure other than a single-family dwelling unit, subject to the requirements of section 24-167A[(C)] (D) (1).

* * * * *

Sec. 24-149A. Development Standards When Abutting Residential Uses

Even if not otherwise developing property under the TND option as allowed in Section 24-150 herein, the following development standards shall apply to uses in the I-3 zone when such properties either abut or are adjacent to property used for residential use:

Boldface
Underlining
 [Single boldface brackets]
Double underlining
 [[Double boldface brackets]]

Heading or defined term.
Added to existing law by original bill.
Deleted from existing law by original bill.
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1. Buildings and structures shall be setback a minimum of seventy five (75) feet from any property line, with the exception of all front yards, which shall have a thirty (30) foot minimum setback.
2. Buildings shall not exceed forty-five (45) feet in height.
3. Development shall be generally compatible with existing, developed portions of surrounding properties.
4. The design code requirements of the TND option, set forth in section 24-22.3(f) shall apply, any references to minimum unit numbers therein notwithstanding.

ADOPTED this ____ day of _____, 2005 by the City Council of Gaithersburg, Maryland.

SIDNEY A. KATZ, MAYOR and
President of the Council

DELIVERED to the Mayor of the City of Gaithersburg, Maryland, this ____ day of _____, 2006. APPROVED by the Mayor of the City of Gaithersburg, this ____ day of _____, 2006.

Sidney A. Katz, Mayor

THIS IS TO CERTIFY that the foregoing ordinance as adopted by the City Council of Gaithersburg, in public meeting assembled, on the ____ day of _____, 2006, and that the same was approved/vetoed by the Mayor of the City of Gaithersburg on the ____ day of _____, 2006. This Ordinance will become effective on the ____ day of _____, 2006.

David B. Humpton, City Manager

Boldface

Underlining

[Single boldface brackets]

Double underlining

[[Double boldface brackets]]

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Added to existing law by original bill.

Deleted from existing law by original bill.

Added by Amendment.

Deleted from existing law or the bill by amendment.

Existing law unaffected by bill.

INDEX OF MEMORANDA

T-375

1. Application
2. Draft Ordinance
3. Letter to Gaithersburg Gazette dated 12/27/05, requesting a Legal Ad for January 4 & 11, 2005, issues. Fax and copies of email communications re same.
4. Clipping of Legal Ad as it appeared in *The Gazette* issues of Jan 4 & 11, 2006.
5. Notice of 01/17/06, Joint Public Hearing to interested parties. Labels for people notified by regular mail and email addresses electronic notifications.
6. M&C Cover Sheet for 01/17/06 Joint Public Hearing containing a map of I-3-zoned properties in the City, listing of addresses of same, copy of Power Point presentation, and a copy of Zoning Ordinance Divisions 15 and 16, in addition to above Items 1-5.
7. Copy of Letter from David Fink, Finmarc Management Inc., for Edison Tech, LLC, dated 11/28/05, to Fred Felton and Greg Ossont.
8. Copy of electronic correspondence originated by Richard Arkin to P&CA Director Greg Ossont, dated Jan. 17 and 20, 2006.
9. Minutes of 01/17/06, Joint Public Hearing
10. Transcript of 01/17/2006 Joint Public Hearing
11. M&C Cover Sheet for 09/12/2005 Joint Worksession
12. Mailing labels for 06-07-2006 Planning Commission Meeting M&C Cover Sheet for 09/12/05 Joint Work Session
13. PC Cover Sheet for 06-07-2006 Planning Commission Meeting
14. Minutes of 06-07-2006 Planning Commission Meeting
15. CPC re Recommendation to M&C
16. Memorandum to M&C from Planning and Code Administration Director Ossont dated 06/15/2006

MEMORANDUM TO: Mayor and City Council

VIA: David B. Humpton, City Manager *DB*

FROM: Greg Ossont, Director
Planning and Code Administration *GO*

DATE: June 15, 2006

SUBJECT: Text Amendments for Industrial and MXD Zones
Closing of the Record

As you are aware, a public hearing for T-375 and T-376 was held on January 17th, 2006. At their regular meeting on June 7, 2006, the Planning Commission made recommendations on each of the referenced text amendments. Copies of the text amendment recommendations are attached for your review.

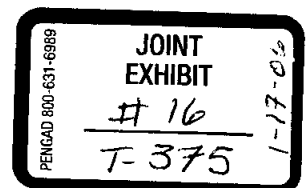
You will recall that the Industrial Zones text amendment proposes increased setbacks, decreased maximum building heights and introduces a design code requirement at preliminary plan approval to ensure compatibility with surrounding properties.

The MXD text amendment provides a defined phrase "multi-use development," that may consist of a single parcel or group of contiguous parcels. The text amendment clearly states that not all uses are required within all parcels provided the contiguous parcels adequately demonstrate harmonious integration and multiple uses collectively.

Staff recommends the Mayor and City Council announce the closing of the record during the regular meeting on June 19, 2006. Staff suggests closing the record on June 30, 2006 and anticipates policy discussion and final action during the regular meeting on July 10, 2006.

I hope this information is helpful. If you have any questions, please contact me at 301-258-6330 or gossont@gaitthersburgmd.gov

Attachments



COMMUNICATION: PLANNING COMMISSION

MEMORANDUM TO: Mayor and City Council

VIA: David Humpton, City Manager

FROM: Greg Ossont, Director
Planning and Code Administration



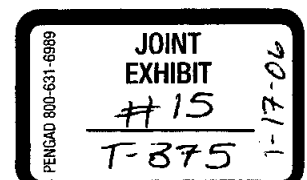
DATE: June 8, 2006

SUBJECT: T-375 - Amendment to Chapter 24 of the City Code (Zoning Ordinance), Article III, entitled, "Regulations Applicable to Particular Zones," Division 14, entitled "I-1 Zone, Light Industrial," Division 15, entitled "I-3 Zone, Industrial and Office Park," to correct typographical errors and to require adherence to additional regulations when building in an industrial zone that abuts residential uses.

At its regular meeting on June 7, 2006, the Planning Commission made the following motion:

Vice Chair Levy moved, seconded by Commissioner Kaufman, to recommend Text Amendment T-375 for ADOPTION to the Mayor and City Council.

Vote: 4-0 (Winborne absent)



guideline. Prior to approval of building permits, there shall be a certification by a professional engineer with competency in acoustical analysis that the building shells will attenuate exterior noise levels to an interior level not to exceed 45 dBA Ldn. A final noise mitigation plan shall be reviewed and approved by staff prior to the issuance of building permits;

22. The developer, working with the City and a developer-retained LEED certified professional shall obtain LEED certification for Building K (office) within twelve (12) months of initial occupancy. The developer shall also incorporate architecturally acceptable and commercially reasonable LEED elements, such as healthy buildings, into the design of Building C (age-restricted condominium over retail and parking deck) and encourage a sustainable design;
23. The applicant is to ensure that the design of all multi-story buildings with ground floor retail accommodate mechanical vent shafts through all floors for the first floor units;
24. Preliminary road profiles and grades are to be submitted as part of the final site plan application;
25. The applicant is to work with staff to locate new bus shelters near the Travis Avenue and Watkins Mill Road entrances to the development. The bus shelters shall be the City prototype without advertising;
26. The applicant is to participate in the Art in Public Places Program (AIPP) and commit funding to be approved by City staff and AIPP Committee during the final site plan stage;
27. The applicant is to redesign the Watkins Mill Road/Restaurant Row and the Spectrum Avenue/North Frederick Avenue intersections to better accommodate the primary turning movements into the development and to enhance the vistas at the intersections;
28. Amenities for Buildings A and R to be defined at final site plan; and
29. The applicant is to provide screening and buffering of service roads adjoining Watkins Mill Road and North Frederick Avenue, in accordance with the Frederick Avenue Corridor Plan.

Vote: 4-0

- T-375 -- Ordinance to amend Chapter 24 of the City Code, entitled "Zoning," Article III, entitled, "Regulations Applicable To Particular Zones," Division 14, entitled, "I-1 Zone, Light Industrial," Division 15, entitled, "I-3 Zone, Industrial And Office Park," to correct typographical errors and require adherence to additional regulations when building in an industrial zone that abuts residential uses.



Planning and Code Administration Director Ossont noted this application was the subject of a joint work session in September 2005 and a joint public hearing in January 2006. The Commission's record closed on May 30, 2006. He briefly reviewed the text amendment identifying the sections of the ordinance where language revisions and additions are proposed. He noted that the revisions, other than those for typographical correction purposes, seek to ensure compatibility and harmony between new development and redevelopment in the industrial (I-1 and I-3) zones within the City.

In response to Chair Bauer, Mr. Ossont added that if the City Council were to adopt this text amendment, it would not cover any plans already submitted.

The Commission voiced no objections and moved as follows:

Vice-Chair Levy moved, seconded by Commissioner Kaufman, to recommend to the City Council ADOPTION of Text Amendment T-375

Vote: 4-0

T-376 -- Ordinance to amend Chapter 24 of the City Code, entitled, "Zoning," Division 19, entitled, "MXD Zone, Mixed Use Development," § 24-160d.1, entitled, "Purposes and Objectives," § 24-160d.2, entitled, "Minimum Location and Development Requirements," and § 24-160d.9, entitled, "Application and Processing Procedures," so as to require smaller parcels to demonstrate compatibility with adjacent MXD parcels through detailed sketch plans, provide internal and external compatibility among MXD parcels while not requiring all uses at all MXD parcels

Planning and Code Administration Director Ossont noted the Commission's January 17, 2006, joint public hearing record on the above-referenced text amendment closed on May 30, 2006, with nine exhibits. He also noted that a joint work session with the City Council was held the previous year on September 12, 2005. He reviewed the proposed language modifications and additions, noting they seek to define more clearly the objectives and requirements of MXD-zoned development.

In response to Chair Bauer, Mr. Ossont indicated the text amendment would not preclude shared parking for smaller parcels where appropriate. The Commission voiced their endorsement of the proposed ordinance.

Vice-Chair Levy moved, seconded by Commissioner Kaufman, to recommend to the City Council ADOPTION of Text Amendment T-376.

Vote: 4-0

V. FROM THE COMMISSION

Vice-Chair Levy

1. Referenced a provision for adult-oriented businesses in the I-1 Zone [§ 24-136(6)], which requires they be in an enclosed and signed area when they are 10 percent or less of the total floor area of an establishment, pointing out that a similar provision should be included in the I-3 Zone [(§ 24-143(6))] as well.
2. Referencing the Casey East project, suggested that as part of the Art in Public Places Program a mural be considered for the park.

STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: June 7, 2006

TEXT AMENDMENT: **T-375**

TITLE: **I-1 & I-3 Zones**

REQUEST: **RECOMMENDATION TO M&CC**

ADDRESS: N/A

ZONE: I-1 (Light Industrial) Zone
I-3 (Industrial and Office Park) Zone

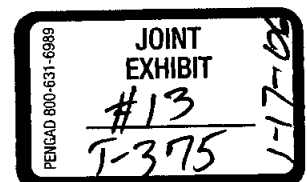
APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER: (as applicable)

STAFF PERSON: Greg Ossont, Director
Planning and Code Administration

Enclosures:

Staff Comments

- Exhibit 2: Draft Text Amendment Ordinance
- Exhibit 6: Joint Public Hearing Cover Sheet, January 17, 2006
- Exhibit 7: Letter from David Fink, Finmarc Management for Edison Tech LLC
- Exhibit 8: Email from Richard Arkin dated January 17, 2006
- Exhibit 9: January 17, 2006 Joint Public Hearing Draft Minutes
- Exhibit 10: Joint Work Session Cover Sheet and Background Materials, September 12, 2005



STAFF COMMENTS

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- Requires Design Code at Preliminary Plan Review

This item is on your agenda for a transmittal of a recommendation to the Mayor and Council.

T-375

AMBERFIELD HOA
C/O ABARIS REALTY INC
12009 NEBEL ST
ROCKVILLE MD 20852

AMBERFIELD HOA
C/O GLENN CASTEN
11 NARROW LEAF CT
GAITHERSBURG MD 20878

ANNA KOFNER
OR CURRENT RESIDENT
11521 CHERRY GROVE RD
GAITHERSBURG MD 20878

ARKADY & F STEPENSKY
OR CURRENT RESIDENT
11512 DARNESTOWN RD
GAITHERSBURG MD 20878

Barbara Cassidy
OR CURRENT RESIDENT
1429 MAIN ST
GAITHERSBURG MD 20878

BERNARD E FILNER
MALKA SCHER
OR CURRENT RESIDENT
723 TURTLE POND LN
GAITHERSBURG MD 20878

BRIAN & MICHELE FRICK
OR CURRENT RESIDENT
1211 MAIN ST
GAITHERSBURG MD 20878

Brian O'Looney
102 KENT SQUARE RD
GAITHERSBURG MD 20878

BYUNG K & H N CHO
OR CURRENT RESIDENT
15534 AMBIANCE DRIVE
GAITHERSBURG MD 20878

CHABAD LUBAVITCH OF UPPER
MONTGOMERY COUNTY
11520 DARNESTOWN RD
GAITHERSBURG MD 20878

CHANGYONG CAO
WEIYING TAO
OR CURRENT RESIDENT
15509 AMBIANCE DR
GAITHERSBURG MD 20878

Cheryl A. Heller
114 CLAGETT CROSSING PLACE
GAITHERSBURG MD 20898

CHRISTINA P VILLAR
GEORGE S HARRIS 2ND
OR CURRENT RESIDENT
15517 AMBIANCE DR
GAITHERSBURG MD 20878

CHRISTINE A DINGIVAN
OR CURRENT RESIDENT
854 STILL CREEK LN
GAITHERSBURG MD 20878

COPPERFIELD CROSSING II
C/O RALPH KANTROWITZ
226 KENTLANDS BLVD #301
GAITHERSBURG MD 20878

COPPERFIELD CROSSING INC
C/O AFFILIATED PROPERTY MGMT
P. O. BOX 8205
GAITHERSBURG MD 20898

COPPERFIELD CROSSING INC
C/O PAUL WALDRON
931 BEACON SQUARE COURT #2
GAITHERSBURG MD 20878

CROSS GREEN CONDO ASSN
C/O DONNA HANNER
334 CROSS GREEN ST APT B
GAITHERSBURG MD 20878

DARONG WU
OR CURRENT RESIDENT
11516 DARNESTOWN RD
GAITHERSBURG MD 20878

DAVID & LINDA YEE
OR CURRENT RESIDENT
11513 KIMBARK CT
GAITHERSBURG MD 20878

David B. Fink, CSM
FINMARC MANAGEMENT, INC
4733 BETHESDA AVENUE
SUITE 650
BETHESDA MD 20814

David Pier
621 KENT OAKS WAY
GAITHERSBURG MD 20878

DAVID R AMBROSE 2nd
JENNIFER A AMBROSE
OR CURRENT RESIDENT
857 STILL CREEK LN
GAITHERSBURG MD 20878

David Shayt
15 DESELLUM AVENUE
GAITHERSBURG MD 20877

DONALD & LESLIE B SINGMAN
OR CURRENT RESIDENT
845 STILL CREEK LN
GAITHERSBURG MD 20878

Dr. Mahendra Shah
OR CURRENT RESIDENT
614 PHEASANT ST
GAITHERSBURG MD 20878

EDISON TECH LLC
C/O FINMARC MANAGEMENT INC
4733 BETHESDA AVE STE 500
BETHESDA MD 20814

Edward Sacks
322 CHESTNUT HILL ST
GAITHERSBURG MD 20878

G MAX & PATRICIA V FRATODDI
OR CURRENT RESIDENT
1227 MAIN ST
GAITHERSBURG MD 20878

GAITHERSBURG COMM ASSOC LLC
C/O NATELLI COMUNITIES
806 W DIAMOND AVE
GAITHERSBURG MD

PC Tent. Agenda for 7-Jun-06 Ric

ENGAD 800-531-6989

JOINT
EXHIBIT

#12

T-375

06-17-1

Gary Aller
514 NIRVANA STREET
GAITHERSBURG MD 20878

GEORGE A & M M MITCHELL
OR CURRENT RESIDENT
15549 AMBIANCE DRIVE
GAITHERSBURG MD 20878

GRAYSON C & E C HEFFNER
OR CURRENT RESIDENT
15525 AMBIANCE DR
GAITHERSBURG MD 20878

GREGORY J & S R SCHIEBEL
OR CURRENT RESIDENT
11505 CHERRY GROVE RD
GAITHERSBURG MD 20878

HAMID R & M M ZIAFATMADARY
OR CURRENT RESIDENT
11508 CHERRY GROVE DR
GAITHERSBURG MD 20878

HERBERT K LEE
MAN C WONG
OR CURRENT RESIDENT
15554 AMBIANCE DR
GAITHERSBURG MD 20878

ILAN & O KATZ
OR CURRENT RESIDENT
15513 AMBIANCE DR
GAITHERSBURG MD 20878

JAMES A & L-M TAU
OR CURRENT RESIDENT
15538 AMBIANCE DRIVE
GAITHERSBURG MD 20878

JANET L N OCHSMAN
OR CURRENT RESIDENT
15553 AMBIANCE DR
GAITHERSBURG MD 20878

JAY ROSENBERG
OR CURRENT RESIDENT
11509 CHERRY GROVE DR
GAITHERSBURG MD 20878

JAY ROSENBERG
OR CURRENT RESIDENT
11509 CHERRY GROVE DR
GAITHERSBURG MD 20878

JEAN M & C CHERUBIM
OR CURRENT RESIDENT
11505 KIMBARK CT
GAITHERSBURG MD 20878

Jennifer Slater
OR CURRENT RESIDENT
825 STILL CREEK LA
GAITHERSBURG MD 20878

JEROME L & ARLENE S KLEIN
OR CURRENT RESIDENT
16 COACHMANS CT
NORWALK CT 06850

John and Ellen Guarente
423 LAKELANDS DRIVE
GAITHERSBURG MD 20878

JOHN L & C G MOORE
OR CURRENT RESIDENT
11509 KIMBARK CT
GAITHERSBURG MD 20878

JOHN P SHAFFER
OR CURRENT RESIDENT
11508 KIMBARK CT
GAITHERSBURG MD 20878

Joseph Goss
333 CHESTERTOWN ST
GAITHERSBURG MD 20878

JOSEPH J & J L JANELA
OR CURRENT RESIDENT
15520 AMBIANCE DR
GAITHERSBURG MD 20878

JOSEPH M & JUDITH L MILLS
OR CURRENT RESIDENT
549 SHEILA ST
GAITHERSBURG MD 20878

Joyce M. Yamasaki
630 LAKE VARUNA DRIVE
GAITHERSBURG MD 20878

Justin DeAngelis
525 KERSTEN ST
GAITHERSBURG MD 20878

Karen and Don Walker
112 ALDERWOOD DRIVE
GAITHERSBURG MD 20878

Karen Rainbolt
934 POINTER RIDGE DRIVE
GAITHERSBURG MD 20878

Kenneth Lee Frank
567 CHESTERTOWN STREET
GAITHERSBURG MD 20878

KENTLANDS CITIZEN ASSEMBLY
C/O TONY ROUHANI
485 TSCHIFFELY SQUARE RD
GAITHERSBURG MD 20878

KENTLANDS CONDO ASSN I
C/O ABE SCHNEIDER
110 CHEVY CHASE ST APT 4
GAITHERSBURG MD 20878

KENTLANDS CONDO ASSN II
C/O MEL RUSHFIELD
120 CHEVY CHASE ST APT 4
GAITHERSBURG MD 20878

KENTLANDS CONDO ASSN III
C/O NEIL GARSON
130 CHEVY CHASE ST
GAITHERSBURG MD 20878

KENTLANDS CONDO ASSN IV
C/O HARRY STERN
140 CHEVY CHASE ST
GAITHERSBURG MD 20878

KENTLANDS RIDGE CONDO INC
C/O CHARLES PAQUETTE
134 KENDRICK PL
GAITHERSBURG MD 20878

KENTLANDS RIDGE CONDO INC
C/O CMC
485 TSCHIFFELY SQUARE RD
GAITHERSBURG MD 20878

KENTLANDS VIEW CONDO INC
C/O CAROL WALDROP
410 RIDGEPOINT PL APT 14
GAITHERSBURG MD 20878

KENTLANDS VIEW CONDO INC
C/O MAIN STREET PROPERTY MGMT
9 PARK AVENUE
GAITHERSBURG MD 20877

KEVIN & CHERYL KRISOFF
OR CURRENT RESIDENT
727 TURTLE POND LN
GAITHERSBURG MD 20878

KEVIN & P WANG
OR CURRENT RESIDENT
15557 AMBIANCE DR
GAITHERSBURG MD 20878

KEVIN & P WANG
OR CURRENT RESIDENT
15557 AMBIANCE DR
GAITHERSBURG MD 20878

KEVIN S & LORI L SLY
OR CURRENT RESIDENT
858 STILL CREEK LN
GAITHERSBURG MD 20878

KOURUSH & S AFSHARJAVAN
OR CURRENT RESIDENT
15316 AMERICAN WAY
GAITHERSBURG MD 20878

LAKELANDS
C/O CMC
P. O. BOX 10821
CHANTILLY VA 20153

LAKELANDS COMMUNITY ASSOC
C/O SUSAN NELMS
16 EXECUTIVE PARK COURT
GERMANTOWN MD 20874

LAKELANDS HOA
C/O JOE CORATOLA
10 GOLDEN ASH WAY
GAITHERSBURG MD 20878

LAKELANDS HOA
C/O STEVE ECKERT
8120 WOODMONT AVE STE 3
BETHESDA MD 20814

LAKELANDS MAIN STREET CONDO ASSN
C/O RICH BRANCATO
647 MAIN ST APT A
GAITHERSBURG MD 20878

LANE IN THE WOODS LLC
C/O CLASSIC COMMUNITY CORP
8120 WOODMONT AVE STE 300
BETHESDA MD 20814

LEYLA MOSAVATI
OR CURRENT RESIDENT
11605 CHERRY GROVE DR
GAITHERSBURG MD 20878

LIANG T-P CHOU
OR CURRENT RESIDENT
15530 AMBIANCE DR
GAITHERSBURG MD 20878

Lisa & Jeff Mohler
339 TSCHIFFELY SQ RD
GAITHERSBURG MD 20878

LOUIS S & D THOMASSON
OR CURRENT RESIDENT
11501 CHERRY GROVE DR
GAITHERSBURG MD 20878

MAIN STREET HOMES AT LAKELANDS LLC
500 MAIN ST
GAITHERSBURG MD 20878

MARK S & M MCGAUGHAN
OR CURRENT RESIDENT
15310 AMERICAN WAY
GAITHERSBURG MD 20878

Markham Luke, M.D., Ph.D.
227 LAKE STREET
GAITHERSBURG MD 20898

Mary Ellen and Nicholas Howey
1335 MAIN ST
GAITHERSBURG MD 20878

MARYAM ZAREI
MOHAMMAD R CHEHREGHANI
15505 AMBIANCE DR
GAITHERSBURG MD 20878

MATTHEW W & MAUREEN E MILLS
OR CURRENT RESIDENT
833 STILL CREEK LN
GAITHERSBURG MD 20878

Maureen Binderman
OR CURRENT RESIDENT
719 GATESTONE STREET
GAITHERSBURG MD 20898

MENAR PROPERTIES INC
6116 EXECUTIVE BLVD #401
ROCKVILLE MD 20852

Michael Veillette
821 MARKET ST EAST
GAITHERSBURG MD 20878

MOHAMMED R & DILSHAD KARIM REZA
OR CURRENT RESIDENT
11500 CHERRY GROVE DR
GAITHERSBURG MD 20878

MOHAMMID S BAGHERI
OR CURRENT RESIDENT
11504 KIMBARK COURT
GAITHERSBURG MD 20878

N.A. Mathew
450 MARKET STREET EAST
GAITHERSBURG MD 20878

NARAYANANAN & L NATARAJAN
OR CURRENT RESIDENT
15545 AMBIANCE DR
GAITHERSBURG MD 20878

Neville Williams
152 LITTLE QUARRY ROAD
GAITHERSBURG MD 20878

OAKS AT WASH WOODS COMM ASSN
C/O YALE WEISBERG
804 AMBER TREE CT APT 203
GAITHERSBURG MD 20878

OCCUPANT
15558 AMBIANCE DR
GAITHERSBURG MD 20878

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826 STILL CREEK LA
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OCCUPANT
135 LAKE ST
GAITHERSBURG MD 20878

OLDE POTOMAC PARK SUMMIT
ASSOCIATION INC
C/O MTM MNGMNT ASSOC
P.O. BOX 506
DAMASCUS MD 20872

Paul Lumsden
374 HART RD
GAITHERSBURG MD 20878

PHILLIP C CLARKE
OR CURRENT RESIDENT
11504 CHERRY GROVE DR
GAITHERSBURG MD 20878

RAVINDRA B & K R SHUKLA
OR CURRENT RESIDENT
15501 KIMBARK CT
GAITHERSBURG MD 20878

RICHARD ARKIN
121 SELBY STREET
GAITHERSBURG MD 20898

Robert & Connie Ingalls
OR CURRENT RESIDENT
613 BRIGHT MEADOW DR
GAITHERSBURG MD 20878

ROGER W & K A YERGER
OR CURRENT RESIDENT
11500 KIMBARK CT
GAITHERSBURG MD 20878

SFHI LLC
C/O GLOBAL EXCHG SER MS-23B1
100 EDISON PARK DR
GAITHERSBURG MD 20878

SHOLOM & C RAICHIK
OR CURRENT RESIDENT
11508 DARNESTOWN RD
GAITHERSBURG MD 20878

OCCUPANT
717 BRIGHT MEADOW DR
GAITHERSBURG MD 20878

PATRICIA D SHAPIRO
OR CURRENT RESIDENT
15510 AMBIANCE DR
GAITHERSBURG MD 20878

PETER & M THORP
OR CURRENT RESIDENT
15541 AMBIANCE DR
GAITHERSBURG MD 20878

QUINCE ORCHARD PARK HOA
C/O CMC
12701 FAIR LAKES CIR STE 400
CHANTILLY VA 20153

RENE SOTO
OR CURRENT RESIDENT
15320 AMERICAN WAY
GAITHERSBURG MD 20878

RICHARD KOCH
103 LEEKES LOT WAY
GAITHERSBURG MD 20878

ROBERT A & D M SCARDELLETTI
OR CURRENT RESIDENT
15521 AMBIANCE DR
GAITHERSBURG MD 20878

Ron and Barbara Wiles
329 HART ROAD
GAITHERSBURG MD 20878

Sharon Mulholland
410 INSPIRATION LANE
GAITHERSBURG MD 20878

Sigrid McCutcheon
OR CURRENT RESIDENT
142 LAKE ST
GAITHERSBURG MD 20878

OLDE POTOMAC PARK COMMUNITY
ASSOCIATION INC
9867-B MAIN ST P O BOX 506
DAMASCUS MD 20872

PAUL & C FENG
OR CURRENT RESIDENT
11516 CHERRY GROVE DRIVE
GAITHERSBURG MD 20878

PETER N JOHNSON
ALICE A PARE-JOHNSON
OR CURRENT RESIDENT
15561 AMBIANCE DR
GAITHERSBURG MD 20878

QUINCE ORCHARD PARK HOA
C/O TROY KENNEDY
449 WINTER WALK DR
GAITHERSBURG MD 20878

RICARDO R & G E RAMIREZ
OR CURRENT RESIDENT
11520 CHERRY GROVE DR
GAITHERSBURG MD 20878

Rick Hinton
334 HART ROAD
GAITHERSBURG MD 20878

RODNEY K MAYER
OR CURRENT RESIDENT
11513 CHERRY GROVE DR
GAITHERSBURG MD 20878

ROSCO L & N LOCKHART
OR CURRENT RESIDENT
11517 CHERRY GROVE DR
GAITHERSBURG MD 20878

SHERILLE & YEZOOLA ISMAIL
OR CURRENT RESIDENT
621 BRIGHT MEADOW DR
GAITHERSBURG MD 20878

SUSAN E NOLDE
OR CURRENT RESIDENT
11601 CHERRY GROVE DR
GAITHERSBURG MD 20878

TARIQ & NUSRAT BHATTY SHABBIR
OR CURRENT RESIDENT
15330 AMERICAN WAY
GAITHERSBURG MD 20878

TERRY W & R K FOK
OR CURRENT RESIDENT
15550 AMBIANCE DR
GAITHERSBURG MD 20878

THE ORCHARDS HOA
C/O PAULA SUMMEROUR
62 TIMBER ROCK RD
GAITHERSBURG MD 20878

THE PARK PAPER
SONYA BURKE
EDITOR
216 WINTERWALK DRIVE
GAITHERSBURG MD 20878

THE VISTAS AT WASH WOODS
C/O SIMMONS MGMT GROUP
8911 60TH AVE 2ND FLOOR
COLLEGE PARK MD 20740

THE VISTAS AT WASH WOODS HOA
C/O DAN HILTON
1033 HILLSIDE LAKE TER
GAITHERSBURG MD 20878

THE WOODS AT MUDDY BRANCH
C/O MTM MANAGEMENT ASSOC
26221 RIDGE ROAD
P. O. BOX 506
DAMASCUS MD 20872

THOMAS FIGUERAS
OR CURRENT RESIDENT
15546 AMBIANCE DR
GAITHERSBURG MD 20878

TIMBERBROOK CONDO ASSN
C/O CMI - LINDA WILLMAN
16 EXECUTIVE PARK CT
GERMANTOWN MD 20874

TIMBERBROOK CONDO ASSN
C/O MICHAEL DENNIS
137 TIMBERBROOK LA APT 301
GAITHERSBURG MD 20878

TOWN COURIER
DIANE DORNEY
EDITOR
309 MAIN STREET
GAITHERSBURG MD 20878

VILNIS & M BAUMANS
OR CURRENT RESIDENT
15542 AMBIANCE DR
GAITHERSBURG MD 20878

VINCENZO & S C LIVIA
OR CURRENT RESIDENT
15501 AMBIANCE DR
GAITHERSBURG MD 20878

WAI T CHUNG
2 BLUEBERRY RIDGE CT
ROCKVILLE MD 20854

WALTER P MORRISON
OR CURRENT RESIDENT
11525 CHERRY GROVE DR
GAITHERSBURG MD 20878

WASHINGTONIAN WOODS
C/O CMC
P. O. BOX 10821
CHANTILLY VA 20153

WASHINGTONIAN WOODS COMM ASSN
C/O LUKE BRAMI
101 CANFIELD HILL DR
GAITHERSBURG MD 20878

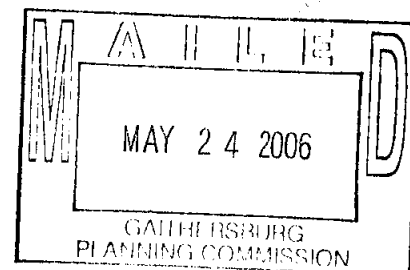
WILLIAM G & M T MILLER
OR CURRENT RESIDENT
11512 CHERRY GROVE ROAD
GAITHERSBURG MD 20878

WOODS AT MUDDY BRANCH HOA
C/O JOHN DUNLOP
302 ALDERWOOD DR
GAITHERSBURG MD 20878

YUAN LI
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OR CURRENT RESIDENT
11524 CHERRY GROVE DR
GAITHERSBURG MD 20878

YUNG DTRUST KOO
OR CURRENT RESIDENT
15500 AMBIANCE DR
GAITHERSBURG MD 20878

ZHIFENG & X W LONG
OR CURRENT RESIDENT
11512 KIMBARK CT
GAITHERSBURG MD 20878



IX. FROM THE CITY MANAGER

1. Updated the Mayor and City Council on the closing of the record for MP-2-04, GE Tech Park Special Study Area. He stated that at the Mayor and City Council meeting held on January 3, 2006, it was announced that the record would close on Wednesday, January 11, 2006. City Attorney Borten informed Mr. Humpton that a motion should have been done by the City Council to close the record. He stated that due to the error, the record will remain open. He announced that staff prepared a press release and posted on the website that the record will remain open to receive additional comments. He further stated that several correspondences were received asking that the record stay open for various reasons. Mayor Katz suggested that the record be held open indefinitely and asked staff to investigate the possibility of a town hall meeting.
2. Reported that the Day Laborer Task Force is conducting a meeting tonight, January 17, 2006. At their last meeting, the Task Force interviewed members of the previous ad hoc work group which is one of the charges of the Task Force. He stated that additional information is available on the City's website at www.gaithersburgmd.gov.
3. Announced the City held a Council in the Communities meeting with the Quince Orchard Park community.
4. Received information from a citizen in the Kentlands about disturbing behavior in the area. Mr. Humpton read a police report regarding graffiti and vandalism in the area. He stated that he asked Police Chief Viverette to further investigate the matter.

X. PUBLIC HEARINGS

1. **Joint – T-375, Proposal to Amend Chapter 24 of the City Code Entitled "Zoning," Article III, Entitled, "Regulations Applicable to Particular Zones," Division 14, Entitled, "I-1 Zone, Light Industrial," Division 15, Entitled, "I-3 Zone, Industrial and Office Park," and to Correct Typographical Errors and to Require Adherence to Additional Regulations When Building in an Industrial Zone That Abuts Residential Uses**

Planning and Code Administration Director Ossont stated that the joint public hearing was advertised in the *Gaithersburg Gazette* issues of January 4 and 11, 2006. He stated that a work session was held on September 12, 2005, and is sponsored by the Mayor and City Council. He stated that staff has reviewed the I-1 and I-3 zones for existing language that ensures compatible development in industrial zones that could potentially effect existing residential development. He stated that the proposed text amendments are limited to two sections of the City Code. He further stated that the proposed amendments increase setbacks and apply additional development standards when developing properties abutting or adjacent to residential properties.

Council Member Alster questioned the language generally compatible for development. MR. Ossont responded that general compatibility would have to be demonstrated upon the application with the Planning Commission for the review of the design codes. Council Member Marraffa questioned the effects on properties with annexation agreements. City Attorney Borten stated that if an annexation agreement is in place, the City would have to look at the terms of the agreement, review what may be affected and whether an amendment to the agreement is necessary. Planning Commissioner Hopkins questioned why tenting was not eliminated with the increased setback and maximum height of a setback. Mr. Ossont stated that tenting would not be eliminated unless it is abutting a residential use. He further stated that it is more of a density issue and not a height issue.



MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

September 12, 2005

CALL TO PODIUM:

Greg Ossont, Director
Planning and Code
Administration

RESPONSIBLE STAFF:

Greg Ossont, Director
Planning and Code
Administration

Cathy Borten, City Attorney

AGENDA ITEM:

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
	Public Hearing
	Historic District
	Consent Item
	Ordinance
	Resolution
	Policy Discussion
X	Work Session Discussion Item
	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	
Hearing Date	
Record Held Open	
Policy Discussion	

TITLE: JOINT WORK SESSION

Discussion on Proposed Text Amendments to the I-1, I-3 and MXD Zones

SUPPORTING BACKGROUND:

Staff has been asked to review the Industrial Use zones and how each zone relates to adjacent and abutting properties. Specifically, staff reviewed the I-1 and I-3 zones for existing language that ensures compatible development in industrial zones that would potentially effect existing residential development.

Staff has identified specific areas within the I-1 and I-3 zones where language could be amended and in sections where additional language and standards could be introduced to ensure compatible and harmonious new development and redevelopment in these industrial zones.

In addition, the Mixed Use Zone (MXD) has been discussed during a number of public hearings and work sessions as it relates to the internal and external compatibility of adjacent properties.

As you are aware, the City's most successful projects were developed under the MXD zone. In order to ensure future mixed use developments are of continued success, staff has identified certain sections within the code that will foster quality development in the future.

Specifically, staff has reviewed the requirements and standards for development within MXD properties and the interpretation that development under the MXD zone must consist of a "multi-use development" and not be limited to single uses. Staff has provided additional language that more clearly defines the objectives and requirements of future development within the MXD zone.

Lastly, staff has developed language that would provide expirations for approved schematic development plans.

DESIRED OUTCOME:

Provide staff guidance.

PENGAD 800-631-6989

JOINT
EXHIBIT

9
T-375

1-17-06

MEMORANDUM TO: Mayor and City Council

VIA: David B. Humpton, City Manager *DB*

FROM: Greg Ossont, Director
Planning and Code Administration *GO*

DATE: September 6, 2005

SUBJECT: I-1/I-3 Zones – Text Amendments

Attached please find a draft text amendment for revisions to the I-1 and I-3 Zones. The draft text amendment addresses issues raised over the past several months related to the compatibility of industrial zoned properties abutting to residential properties. In summary, the draft implements “development standards” for properties abutting residential use properties.

The development standards increase the required setbacks, set height limitations and provide language to require compatible development and design codes that regulate materials, use and the location of structures and buildings. The proposed amendments would apply in both the I-1 and I-3 zones.

I hope this information is helpful. If you have any questions, please contact me at 301-258-6330.

Attachments

Ordinance No. _____

AN ORDINANCE TO AMEND CHAPTER 24 OF THE CITY CODE,
ENTITLED "ZONING," ARTICLE III, ENTITLED, "REGULATIONS APPLICABLE TO
PARTICULAR ZONES," DIVISION 14, ENTITLED, "I-1 ZONE, LIGHT INDUSTRIAL,"
DIVISION 15, ENTITLED, "I-3 ZONE, INDUSTRIAL AND OFFICE PARK," TO
CORRECT TYPOGRAPHICAL ERRORS AND TO REQUIRE ADHERENCE TO
ADDITIONAL REGULATIONS WHEN BUILDING IN AN INDUSTRIAL ZONE THAT
ABUTS RESIDENTIAL USES

Text Amendment **T-375**

BE IT ORDAINED, by the Mayor and City Council of the City of Gaithersburg,
in public meeting assembled, that Chapter 24 of the City Code, Article III, Divisions 14
and 15 are hereby amended to read as follows:

ARTICLE III. REGULATIONS APPLICABLE TO PARTICULAR ZONES.

* * * * *

DIVISION 14, I-1 ZONE, LIGHT INDUSTRIAL

* * * * *

Sec. 24-139. Setback requirements.

Where land in the I-1 Zone adjoins a lot line of land [in a residential] zoned
residential [in a] and containing a residential dwelling unit, no building in this zone shall
be constructed within [thirty (30)] seventy-five (75) feet of such lot line.

* * * * *

Sec. 24-139A. Development Standards When Abutting Residential Uses

Even if not otherwise developing property under the TND option as allowed in
Section 24-141(C) herein, the following development standards shall apply to uses in
the I-1 zone when such properties either abut or are adjacent to property used for
residential use:

Boldface
Underlining
[Single boldface brackets]
Double underlining
[[Double boldface brackets]]

Heading or defined term.
Added to existing law by original bill.
Deleted from existing law by original bill.
Added by Amendment.
Deleted from existing law or the bill by amendment.
Existing law unaffected by bill.

1. Buildings and structures shall be setback a minimum of seventy five (75) feet from any property line, with the exception of all front yards, which shall have a thirty (30) foot minimum setback.
2. Buildings shall not exceed forty-five (45) feet in height.
3. Development shall be generally compatible with existing, developed portions of surrounding properties.
4. The design code requirements of the TND option, set forth in section 24-22.3(f) shall apply, any references to minimum unit numbers therein notwithstanding.

* * * * *

DIVISION 15. I-3 ZONE, INDUSTRIAL AND OFFICE PARK

* * * * *

Sec. 24-143. Uses permitted by right.

The following uses are permitted by right in the I-3 Zone:

- (1) All uses permitted by right in the [I-3] E-1 Zone.

* * * * *

- (11) Telecommunications facilities and monopoles located entirely within an existing structure or located on the rooftop of an existing structure other than a single-family dwelling unit, subject to the requirements of section 24-167A[(C)] (D) (1).

* * * * *

Sec. 24-149A. Development Standards When Abutting Residential Uses

Even if not otherwise developing property under the TND option as allowed in Section 24-150 herein, the following development standards shall apply to uses in the I-3 zone when such properties either abut or are adjacent to property used for residential use:

Boldface
Underlining
 [Single boldface brackets]
Double underlining
 [[Double boldface brackets]]

Heading or defined term.
Added to existing law by original bill.
Deleted from existing law by original bill.
Added by Amendment.
Deleted from existing law or the bill by amendment.
Existing law unaffected by bill.

1. Buildings and structures shall be setback a minimum of seventy five (75) feet from any property line, with the exception of all front yards, which shall have a thirty (30) foot minimum setback.
2. Buildings shall not exceed forty-five (45) feet in height.
3. Development shall be generally compatible with existing, developed portions of surrounding properties.
4. The design code requirements of the TND option, set forth in section 24-22.3(f) shall apply, any references to minimum unit numbers therein notwithstanding.

ADOPTED this ____ day of _____, 2005 by the City Council of Gaithersburg, Maryland.

SIDNEY A. KATZ, MAYOR and
President of the Council

DELIVERED to the Mayor of the City of Gaithersburg, Maryland, this ____ day of _____, 2006. APPROVED by the Mayor of the City of Gaithersburg, this ____ day of _____, 2006.

Sidney A. Katz, Mayor

THIS IS TO CERTIFY that the foregoing ordinance as adopted by the City Council of Gaithersburg, in public meeting assembled, on the ____ day of _____, 2006, and that the same was approved/vetoed by the Mayor of the City of Gaithersburg on the ____ day of _____, 2006. This Ordinance will become effective on the ____ day of _____, 2006.

David B. Humpton, City Manager

Boldface

Underlining

[Single boldface brackets]

Double underlining

[[Double boldface brackets]]

Heading or defined term.

Added to existing law by original bill.

Deleted from existing law by original bill.

Added by Amendment.

Deleted from existing law or the bill by amendment.

Existing law unaffected by bill.

DIVISION 14. I-1 ZONE, LIGHT INDUSTRIAL

Sec. 24-136. Uses permitted by right.

The following uses are permitted by right in the I-1 Zone:

A. OFFICE AND RESEARCH USES:

- (1) Clinic, medical or dental.
- (2) General office.
- (3) Research, experimental or testing laboratories.

B. CULTURAL, ENTERTAINMENT AND RECREATIONAL:

- (1) Employee recreational facilities (conditional use).
- (2) Health clubs.
- (3) Libraries, science or technical.
- (4) Place of religious worship.
- (5) Commercial parks and other places of outdoor amusements, including golf courses, miniature golf courses, driving ranges, carnivals and fairs, subject to the following requirements:
 - (a) When such use abuts the side and rear line of a lot in a residential zone, a solid wall or substantial solid fence at least six (6) feet in height shall be constructed and maintained along such lot line.
 - (b) Lighting, including permitted illuminating signs, shall be arranged so as not to reflect or cause glare into any residential zone.
 - (c) When such use occupies a corner lot, the ingress or egress driveways shall be located at least fifty (50) feet from the intersection of the front and side street lines of the lot, and such driveways shall not exceed twenty-five (25) feet in width. Driveway entrances and exits shall not be located directly across a street or alley nor less than twenty-five (25) feet from residential property.
- (6) Adult-oriented businesses subject to the following requirements:
 - (a) Goods, merchandise, materials displayed, exhibited, sold, rented or bartered or live performances must not be visible from outside the establishment. Any establishment devoting less than ten percent (10%) of its total floor area to adult-oriented materials defined in Section 24-1 must be located within an enclosed room or area, separated from the general retail areas with appropriate signage identifying the adult content of the room or area.
 - (b) Access must be prohibited to any person under the age of 21 years.
 - (c) The business must be located at least one (1000) thousand feet away from any property: (i) located in a residential zone or (ii) on which a church or religious facility, school, library, park, playground, recreational facility,

daycare center or where another adult-oriented business is located. The distance must be measured in a straight line from the nearest point of the boundary of the property upon which the business is located to the nearest point of a boundary line to the uses described in subsection (6)(c)(i) and (ii) hereinabove.

(d) The business may operate only between the hours of 9:00 am and 9:00 pm.

C. PRODUCTION/MANUFACTURING/ASSEMBLY/PROCESSING:

- (1) Aircraft/satellite parts.
- (2) Bottling plant, such as dairy and soft drink products.
- (3) Cabinetmaking/carpentry.
- (4) Cosmetics, drugs, perfumes, pharmaceuticals, toiletries and products resulting from biotechnical and biogenetic research and development.
- (5) Electroplating and manufacturing of small parts, such as coils, condensers, transformers and crystal holders.
- (6) Ice manufacturing and storage plant.
- (7) Lumber yard, including planing, milling and other processing.
- (8) Machine parts, components, instruments and devices.
- (9) Machine tools manufacture, scientific and testing apparatus.
- (10) Manufacture, compounding, processing or packaging of food and food products, other than vinegar and yeast, but not including the rendering or refining of fat or oil, or the production of cosmetics, toiletries or pharmaceuticals or the operation of abattoirs.
- (11) Manufacture, compounding or assembling of articles using the following prepared materials: bone or shell, cellophane, fur, glass, leather, plastics, precious or semiprecious metals or stones, rubber, textiles or cloth products, tobacco or wood or wood products.
- (12) Manufacture of ceramic products, excluding building materials, using only previously pulverized clay and kilns fired by electricity or gas.
- (13) Manufacture or assembling from prepared material of the following: musical instruments, clocks or watches, toys or novelties, electrical devices, light sheet metal products and office equipment.
- (14) Medical, scientific or technical instruments, devices and equipment.
- (15) Metal and steel fabricators.
- (16) Modular/mobile homes.
- (17) Paint without boiling.
- (18) Paper products.
- (19) Semiconductors, microchips, circuits and circuit boards.

(20) Stoneworks.

(21) Yeast, mold and other natural products necessary for medical and biotechnical research and development.

D. RETAIL AND WHOLESALES:

(1) Aircraft parts and service.

(2) Antiques.

(3) Building material sales yard, including the sale of rock, sand, gravel and the like as an incidental part of the main business, and contractors' equipment storage yard and plant.

(4) Bakers, including the retail sale of goods baked on the premises, provided such use is located within the Olde Towne District, as defined in section 24-161 of this Code.

(5) Computers and accessories.

(6) Furniture.

(7) Home improvement suppliers and distributors, selling or distributing hardware, plumbing supplies, paint, wallpaper, lighting fixtures, carpet, garden supplies, plant nursery products and furniture.

(8) Personal services for employees.

(9) Pet/livestock feeds.

E. SERVICES:

(1) Automobile, truck and transport vehicle rental.

(2) Blacksmith.

(3) Cabinet shops, upholstery shops and fabric shops.

(4) Dry cleaning.

(5) Duplicating.

(6) Laundry plants.

(7) Motor vehicle paint and repair shops and sale of motor vehicle parts.

(8) Motor vehicle upholstery.

(9) Plumbing, heating and air conditioning distribution and repair.

(10) Printing and publishing.

(11) Tin smithing/roofing.

(12) Trade/technical schools.

F. TRANSPORTATION, COMMUNICATION AND UTILITIES:

(1) Electric power transmission and distribution lines, overhead and underground.

- (2) Public utility uses, such as electric substations, storage or material and trucks, repair facilities, offices and electric generating plants.
- (3) Railroad tracks.
- (4) Telephone and telegraph lines.
- (5) Telephone offices, communications and telecommunications centers.
- (6) Telecommunications facilities subject to the requirements of section 24-167A(C)(1).
- (7) Trucking terminals.

G. *Warehousing, storage and distribution:*

- (1) Wholesale businesses, warehouses and nonprocessing storage and distribution uses, but not including bulk storage of chemicals, petroleum products and other flammable, explosive or noxious materials; notwithstanding the foregoing, bulk storage of petroleum products may continue in its present location as a permitted use if existing prior to the adoption of this ordinance, provided, however, that said use may not be expanded by more than ten (10) percent in volume of storage.

H. *Other uses:*

- (1) Accessory uses:
 - (a) Retail sales of products manufactured on the premises.
 - (b) Living quarters for owners, caretakers or watchmen and their families.
 - (c) Any use on the same lot or parcel as the primary use which is customarily incidental and subordinate to the principal or primary use.
- (2) Accessory structures must conform to requirement of section 24-163 of this Code.
- (3) Agricultural uses.
- (4) Bed and breakfast, subject to the requirements contained in section 24-167B.
- (5) Off-street parking.
- (6) Pipelines.
- (7) Public buildings and uses.
- (8) Satellite television antennas and towers, poles, antennas or other structures intended for use in connection with transmission or receipt of radio or television signals, or both, subject to the provisions of section 24-167A of this Code.

(Ord. No. O-4-96, 3-18-961; Ord. No. O-21-97, 11-17-97; Ord. No. O-10-02, 11-4-02; Ord. No. O-5-04, 1-20-04)

Editor's note—Ord. No. O-4-96, adopted Mar. 18, 1996, repealed § 24-136, which pertained to uses permitted by right and derived from Ord. No. O-2-65, Art. 3, § 1; Ord. No. O-13-72; Ord. No. O-2-74; Ord. No. O-5-75, § 5; Ord. No. O-2-76, § 1; Ord. No. O-3-88, adopted Mar. 28, 1988; Ord. No. O-17-93, adopted Nov. 15, 1993; and Ord. No. O-12-95, adopted July 10, 1995. Ord. No. O-4-96 enacted similar new provisions as herein set out.

Sec. 24-136A. Special exception uses.

- (1) Alcoholic beverage manufacturing.
- (2) Animal boarding places.
- (3) Automobile sales, retail and wholesale.
- (4) Child and elderly day care.
- (5) Hospital.
- (6) Motor vehicle assembly.
- (7) Private clubs.
- (8) Veterinary hospitals and clinics.
- (9) Tattoo parlors and body piercing establishments subject to the following requirements in addition to other requirements generally for approving special exceptions and compliance with conditions imposed by the City Board of Appeals:
 - (a) The business premises must not be located on property where the boundaries of the property are within one thousand (1,000) feet of the boundaries of property containing a school, church, religious facility or other tattoo parlor or body piercing establishment or any residentially zoned property including property in the MXD Zone.
 - (b) The business premises may only operate between the hours of 9:00 am and 9:00 pm.
 - (c) The business must conform to any applicable state and local health and safety regulations.
 - (d) No instruments or equipment shall be used which has not been sterilized for use on any customer or client.

(Ord. No. O-4-96, 3-18-96; Ord. No. O-10-02, 11-4-02)

Sec. 24-137. Applicability of division to lands shown on zoning maps as I-2 Zone.

Land shown on the official zoning map of the city in the I-2 Zone shall be governed by the regulations contained in this division.

(Ord. No. O-13-72)

Sec. 24-138. Minimum lot width.

Lots in the I-1 Zone shall have a minimum width of fifty (50) feet; provided, however, that any building in excess of fifteen (15) feet in height shall be on a lot with a minimum width of seventy (70) feet. Where a lot is a corner lot, or through lot containing frontage on more than

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one public street, the front of the lot for the purposes of determining conformance with this requirement shall be the portion of the lot with the most immediate and direct access to a public street.

(Ord. No. O-13-72; Ord. No. O-22-87, 9-8-87)

Sec. 24-139. Setback requirements.

Where land in the I-1 Zone adjoins a lot line of land in a residential zone, no building in this zone shall be constructed within thirty (30) feet of such lot line.

(Ord. No. O-13-72)

Sec. 24-140. Height restrictions.

The maximum height of buildings in the I-1 Zone shall be forty-five (45) feet.
(Ord. No. O-13-72)

Sec. 24-141. Maximum lot coverage.

No more than seventy-five (75) percent of any lot in the I-1 Zone may be occupied by buildings.
(Ord. No. O-13-72)

Sec. 24-141A. Frontage and access requirements.

Buildings constructed on I-1 zoned land containing an aggregate gross floor area of twenty thousand (20,000) square feet or more shall be located on a lot having not less than seventy-five (75) feet of frontage upon an improved public roadway and direct access to that roadway.
(Ord. No. O-22-87, 9-8-87)

Sec. 24-141B. Open storage restrictions.

The open storage in any yard area of goods, materials or equipment for sale or lease off-site shall be upon areas designated in an approved site plan and shall be enclosed by a sight-tight fence or planted material not less than six (6) feet in height.
(Ord. No. O-22-87, 9-8-87)

Sec. 24-141C. Traditional Neighborhood Design (TND) option.

The Traditional Neighborhood Design (TND) option may be used as an alternate method of development, subject to compliance with the standards set forth in section 24-22.3 of Chapter 24 of this Code.
(Ord. No. O-3-99, 1-19-99)

DIVISION 15. I-3 ZONE, INDUSTRIAL AND OFFICE PARK**Sec. 24-142. Purpose of zone.**

The purpose of the I-3 Zone is to provide for parklike development of industries or offices that are relatively nuisance-free. Uses permitted in this zone are provided a healthful operating environment secure from the encroachment of commercial or residential uses, and protected from adverse effects of incompatible industries. The regulations in this zone will reduce the impact of employment centers on surrounding uses by lessening traffic congestion, protecting the health and safety of workers and residents nearby, and by preventing detrimental effects on properties adjoining or in the neighborhood.
(Ord. No. O-2-65, Art. 3, § 1)

Sec. 24-143. Uses permitted by right.

The following uses are permitted by right in the I-3 Zone:

- (1) All uses permitted by right in the I-3 Zone.
- (2) Public buildings and uses subject to the following requirements:
 - (a) The minimum lot or parcel area shall be at least twenty (20) acres in size.
 - (b) No on-site parking or storage of trucks, either within a building or on the exterior, or motor vehicles other than automobiles for employees and customers of the facility are allowed.
 - (c) All parking areas shall be set back at least fifty (50) feet from any common property line or public right-of-way and shall be screened by fencing or planting at least four (4) feet in height.
 - (d) No distribution uses are allowed. For the purpose of this section "distribution uses" is defined as the primary use of the property for the collection and transfer or dispensing of personal property or equipment to public or private recipients.
- (3) Public buildings and uses.
- (4) Office buildings for professional and general business offices.
- (5) Restaurants (Class A when located within the same building which is substantially devoted to a recreational use and Class C).
- (6) Adult-oriented businesses subject to the following requirements:
 - (a) Goods, merchandise, materials sold, rented or bartered or live performances must not be visible from outside the establishment.
 - (b) Access must be prohibited to any person under the age of 21 years.
 - (c) The business must be located on property where the boundary of the property is at least 1,000 feet away from any property (i) located in a residential zone or (ii) on which a church or religious facility, school, library, park, playground, recreational facility, daycare center or where any other adult-oriented business is located. The distance must be measured in a straight line from the front entrance of the adult-oriented business to the nearest point of a boundary line to the uses described in subsection (6)(c)(i) and (ii) hereinabove.
 - (d) The business may operate only between the hours of 9:00 am and 9:00 pm.
- (7) Hospitals and associated medical facilities such as, but not limited to, medical laboratories, medical schools and convalescent homes.
- (8) Child or elderly day care facilities accommodating not more than eight (8) individuals.

- (9) Child or elderly day care facilities accommodating more than eight (8) individuals subject to restrictions on such use contained in section 24-25(4) and the following requirements:
- Such use within a building or structure shall be constructed and maintained with noise attenuation materials so not to emit noises in excess of a sixty-five (65) dba level into adjoining uses, common areas or public ways;
 - Outdoor play areas and playgrounds abutting improved residential property shall only be used between the hours of 8:00 a.m. and 6:00 p.m.;
 - Facilities accommodating more than eight (8) children but not more than twenty (20) children at any one time shall provide at least three hundred (300) square feet of gross lot or parcel area per child, and facilities accommodating more than twenty (20) children at any one time shall provide at least five hundred (500) square feet of gross lot or parcel area per child;
 - The use shall be located and operated so that traffic will not constitute a nuisance to single-family residential areas; and
 - That the design of the facilities will be compatible and in character with surrounding, existing and proposed residential uses.
- (10) Bed and breakfast subject to the requirements contained in section 24-167B.
- (11) Telecommunications facilities and monopoles located entirely within an existing structure or located on the rooftop of an existing structure other than a single-family dwelling unit, subject to the requirements of section 24-167A(C)(1).
- (Ord. No. O-2-65, Art. 3, § 1; Ord. No. O-16-71; Ord. No. O-7-73, § 9; Ord. No. O-4-74, § 2; Ord. No. O-2-76, § 1; Ord. No. O-10-81, § 7; Ord. No. O-14-83, § 1, 7-18-83; Ord. No. O-20-87, 9-8-87; Ord. No. O-3-88, 3-24-88; Ord. No. O-5-93, 4-12-93; Ord. No. O-17-93, 11-15-93; Ord. No. O-11-96, 10-21-96; Ord. No. O-21-97, 11-17-97; Ord. No. O-2-00, 2-7-00; Ord. No. O-10-02, 11-4-02)

Sec. 24-144. Uses permitted as special exceptions.

The following uses are permitted in the I-3 Zone as special exceptions after approval by the board of appeals:

- Amusement center as part of, and clearly accessory to, a separate primary recreational building and/or use. This use shall be subject to the standards and requirements contained in section 24-118(7) of the City Code and the following limitations:
 - The accessory amusement center must be part of the original construction of a recreation establishment and not a part of a reuse of a building which is converted to recreational use.
 - The building within which the amusement center is located must not be located closer than five hundred (500) feet to property zoned for, or improved with, single-family residential use.

- (3) The accessory amusement center must not be located in a building which is within one-half mile, in straight line distance, to another building containing an amusement center accessory use.

(b) Pawn shops, provided that a pawn shop is not located within one thousand (1,000) feet of the boundaries of property containing a school, church, religious facility, or any other pawnshop or any residentially zoned property, including property in the MXD Zone designated on an approved schematic development plan or sketch plan for residential use, and said use shall comply with the requirements of Chapter 44A, Montgomery County Code as amended. Pawnshops existing as of the effective date of this amendment shall conform to the provisions of section 24-167C(2) of the City Code.

(c) Tattoo parlors and body piercing establishments subject to the following requirements in addition to other requirements generally for approving special exceptions and compliance with conditions imposed by the City Board:

- (1) The business premises must not be located on property where the boundary of the property is located within one thousand (1,000) feet of the boundaries of property containing a school, church, religious facility or other tattoo parlor or body piercing establishment or any residentially zoned property including property in the MXD Zone.
 - (2) The business premises may only operate between the hours of 9:00 am and 9:00 pm.
 - (3) The business must conform to any applicable state and local health and safety regulations.
 - (4) No instruments or equipment shall be used which has not been sterilized for use on any customer or client.
- (Ord. No. O-2-65, art. 3, § 1; Ord. No. O-8-95, 6-5-95; Ord. No. O-2-98, 3-2-98; Ord. No. O-4-98, 4-6-98; Ord. No. O-10-02, 11-4-02)

Sec. 24-145. Lots.

Lots in the I-3 Zone shall have a minimum area of two (2) acres. Such lots shall have a minimum width of one hundred (100) feet.
(Ord. No. O-2-65, art. 3, § 1)

Sec. 24-146. Setback requirements.

Building and structures within an I-3 Zone shall be setback a minimum of fifty (50) feet from any property line, with the exception of all front yards, which shall have a twenty (20) foot minimum setback. If a building exceeds thirty (30) feet in height, an additional one foot shall be added to the setback requirement for each foot that the building exceeds thirty (30) feet in height.
(Ord. No. O-2-65, art. 3, § 1; Ord. No. O-19-97, 11-17-97)

Sec. 24-147. Height restrictions.

No building or structure in the I-3 Zone shall exceed one hundred ten (110) feet in height.
(Ord. No. O-2-65, art. 3, § 1)

Sec. 24-148. Lot coverage.

Not more than twenty-five (25) percent of the net lot area of any lot in an I-3 Zone shall be covered by buildings, including accessory buildings.
(Ord. No. O-2-65, art. 3, § 1)

Sec. 24-149. Minimum distance between main buildings.

The minimum distance between main buildings in the I-3 Zone shall be fifty (50) feet; provided, that if any building exceeds thirty (30) feet in height, one additional foot of separation shall be required for each foot that the building exceeds thirty (30) feet in height.
(Ord. No. O-2-65, art. 3, § 1)

Sec. 24-150. Traditional Neighborhood Design (TND) option.

The Traditional Neighborhood Design (TND) option may be used as an alternate method of development, subject to compliance with the standards set forth in section 24-22.3 of Chapter 24 of this Code.
(Ord. No. O-3-99, 1-19-99)

DIVISION 16. I-4 ZONE, GENERAL INDUSTRIAL**Sec. 24-150A. Permitted uses.**

The following uses are permitted in the I-4 Zone:

- (1) All uses permitted in the I-1 Zone, section 24-136.
 - (2) Bulk storage and sales distribution of petroleum or chemical products, but not including the refining, processing or manufacture of such products.
- (Ord. No. O-3-82)

Sec. 24-150B. Development and use standards.

(1) All uses permitted in section 24-150A(1) shall be governed by the provisions set forth in sections 24-138 through 24-141.

(2) The following standards and requirements shall apply to those uses permitted pursuant to section 24-150A(2):

- (a) Minimum lot width shall be one hundred (100) feet.
- (b) No building or structure shall be erected or maintained within thirty (30) feet of any property line or within two hundred (200) feet of any residential building.
- (c) No building or structure shall exceed forty-five (45) feet in height.

- (d) No more than fifty (50) percent of any lot or parcel may be occupied with buildings or structures.
 - (e) Such structures and uses must conform to the standards and requirements of the Fire Safety Code of Montgomery County and the Basic Building Code, as adopted by the city, including the provision of adequate safety and firefighting devices.
 - (f) The use shall not result in the emission of fumes or odors of such intensity as to be detrimental to the health and welfare of the general public.
 - (g) There shall be no discharge of any petroleum or chemical product stored on the premises at any point into any public or private sewage disposal system or stream or into the ground.
 - (h) Prior to the issuance of any building or occupancy permit for such use, a site development plan shall be submitted to the city planning commission for its approval in accord with the requirements of Article V of this chapter.
- (Ord. No. O-3-82)

Sec. 24-150C. Traditional Neighborhood Design (TND) option.

The Traditional Neighborhood Design (TND) option may be used as an alternate method of development, subject to compliance with the standards set forth in section 24-22.3 of Chapter 24 of this Code.

(Ord. No. O-3-99, 1-19-99)

DIVISION 17. E-1 ZONE, URBAN EMPLOYMENT

Sec. 24-151. Permitted uses.

The following uses are permitted in the E-1 Zone:

- (1) Office buildings for general office purposes.
- (2) Public buildings, churches and similar uses.
- (3) Libraries and similar institutions of noncommercial nature.
- (4) Research, experimental and testing laboratories.
- (5) Manufacture, compounding, processing, assembly and retail sales of articles using prepared materials which are entirely stored within a structure.
- (6) Wholesale businesses, warehouses and similar nonprocessing storage and distribution uses, except bulk storage of chemicals, petroleum products and other inflammable, explosive or noxious materials.
- (7) Farms and other uses associated with agricultural activities.
- (8) Retail sales and consumer service establishments, incidental to and located within an office structure, limited to restaurants, drugstores, newsstands, barbershops, valet shops, specialty shops and delicatessens, banks and financial institutions.

ACCTID	ZONIN	ADDRESS	CITY	ZIPCD	OWNNAME1
160903310305	I1	25 CHESTNUT ST	GAITHERSBURG	20877	25 CHESTNUT STREET LLC
160903158790	I1	9030 COMPRINT CT	GAITHERSBURG	20877	GAZETTE NEWSPAPER INC
160901782306	I1	300 E DEER PARK DR	GAITHERSBURG	20877	GUARDIAN PROPERTY ASSOC
160903085410	I1	227 E DEER PARK DR	GAITHERSBURG	20877	HOUSING OPP COMM OF MONTG CO
160903085421	I1	231 E DEER PARK DR	GAITHERSBURG	20877	HOUSING OPP COMM OF MONTG CO
160903085408	I1	229 E DEER PARK DR	GAITHERSBURG	20877	MONTGOMERY CO
160900840840	I1	16 CHESTNUT ST	GAITHERSBURG	20877	MONTGOMERY COUNTY
160900819524	I1	14 CHESTNUT ST	GAITHERSBURG	20877	QUINN, JOHN H JR ET AL TR
160902758882	I1	26 W DIAMOND AVE	GAITHERSBURG	20877	SOVRAN ACQUISITION L P
160900820237	I1	4 MEEM AVE	GAITHERSBURG	20877	STANDARD SUPPLIES INC
160900840805	I1	4 MEEM AVE	GAITHERSBURG	20877	STANDARD SUPPLIES INC
160903147967	I3	45 W WATKINS MILL ROAD	GAITHERSBURG	20878	ARE-25/35/45 W WATKINS CORP
160902774712	I3	50 W WATKINS MILL ROAD	GAITHERSBURG	20878	ARE-50 W WATKINS MILL LLC
160903147956	I3	9 W WATKINS MILL ROAD	GAITHERSBURG	20878	ARE-MARYLAND NO 23 LLC
160903279915	I3	1201 CLOPPER ROAD	GAITHERSBURG	20878	ARE-METROPOLITAN GROVE I LLC
160901661658	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	ARTWORK MASTER CORP
160901662243	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	ARTWORK MASTERS CORP
160901661751	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	ARTWORK MASTERS CORPORATION
160901661762	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	ARTWORK MASTERS CORPORATION
160901662232	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	ARTWORK MASTERS CORPORATION
160901661911	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	BALLA, LOUIS B ET AL TR
160901661922	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	BALLA, LOUIS B ET AL TR
160902795598	I3	1101 CLOPPER ROAD	GAITHERSBURG	20878	BOWL AMERICA INC
160901661738	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	BRITTI, ANTHONY F & N G
160901661740	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	BRITTI, ANTHONY F & N G
160901661944	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	BRITTI, ANTHONY F & N G
160901661660	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	BUTT, SAMSON P
160901661647	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	CHENKIN, HOWARD
160901661625	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	CIARAMELLO, WILLIAM P & P F
160903257235	I3	1649 MAIN ST	GAITHERSBURG	20878	CITY OF GAITHERSBURG
160903257246	I3				CITY OF GAITHERSBURG
160903257257	I3				CITY OF GAITHERSBURG
160903257281	I3				CITY OF GAITHERSBURG
160901661820	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	CKSG GENERAL PARTNERSHIP
160901661693	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	CKSG GENERAL PTNSHP
160901661705	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	CKSG GENERAL PTNSHP
160901662037	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	CKSG GENERAL PTNSHP
160901662048	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	CKSG GENERAL PTNSHP
160901662050	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	CKSG GENERAL PTNSHP
160901662061	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	CKSG GENERAL PTNSHP
160901661831	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	COUNCIL OF UNIT OWNERS OF
160902795587	I3	2 METROPOLITAN CT	GAITHERSBURG	20878	DANIEL DANIEL & DANIEL
160901662210	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	DARROODI, ALI & M
160903257315	I3				EDISON TECH LLC ET AL
160901661853	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	ERSEK, DONNA N ET AL
160901661864	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	ERSEK, DONNA N ET AL
160901661955	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	ERSEK, DONNA N ET AL
160901661966	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	ERSEK, DONNA N ET AL
160901661977	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	ERSEK, DONNA N ET AL
160901661988	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	ERSEK, DONNA N ET AL
160901662208	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	ESLER, JOHN T JR & V A
160901662312	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	EVANSHAW, MICHAEL R
160903185816	I3	75 W WATKINS MILL ROAD	GAITHERSBURG	20878	FIRST FEDERAL CORPORATION
160902544207	I3	101 ORCHARD RIDGE DR	GAITHERSBURG	20878	FOULGER LAND LTD PTNSHP ET AL
160901662391	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	FUSION POWER ASSOCIATES
160901662403	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	FUSION POWER ASSOCIATES
160901661900	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	GEISSLER, DAVID R & T E B
160901661727	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	GIST, ROBERT
160901661671	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	GOBER, ALAN E & R B
160901661636	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	GRAMES, GEORGE M ET AL TR
160902518573	I3	5 METROPOLITAN CT	GAITHERSBURG	20878	HALCYON ASSOCIATES

TID	VACANT / REDEV	ZONING	ADDRESS	CITY	ZIPCD	OWNNAME1
03436262	R	I3				CASEY, BETTY B ET AL TR
03436273	R	I3				CASEY, BETTY B ET AL TR
03346081	R	I3				CITY OF GAITHERSBURG
02018563	R	I3	21 METROPOLITAN GROVE ROAD	GAITHERSBURG	20878	DANIEL DANIEL & DANIEL
03257315	R	I3				EDISON TECH LLC ET AL
03461016	R	I3	655 WATKINS MILL ROAD	GAITHERSBURG	20879	MONUMENT CORPORATE CENTER LLC
03461005	R	I3	960 FREDERICK AVE	GAITHERSBURG	20879	MR 270 NMD I LLC
03257268	R	I3				SFHI LLC
00818234	R	MXD				CASEY, BETTY B ET AL TR
00821777	R	MXD				CASEY, BETTY B ET AL TR
00836698	R	MXD				CASEY, BETTY B ET AL TR
03436251	R	MXD				CASEY, BETTY B ET AL TR
03016800	R	MXD	311 KENTLANDS BLVD	GAITHERSBURG	20878	DAAB LLC
03203814	R	MXD	316 KENTLANDS BLVD	GAITHERSBURG	20878	KENTLANDS II LLC
03433623	R	MXD	911 QUINCE ORCHARD ROAD	GAITHERSBURG	20878	MEDIMMUNE INC
03433634	R	MXD				MEDIMMUNE INC
02711271	R	MXD				MONTGOMERY COUNTY
00768355	R	MXD				MONTGOMERY COUNTY
03244450	R	MXD	9711 WASHINGTONIAN BLVD	GAITHERSBURG	20878	ORIX GAITHERSBURG LLC
02900216	R	MXD	900 WIND RIVER LANE	GAITHERSBURG	20878	QOCC ASSOCIATES
03203494	R	MXD	30 EXCHANGE ST	GAITHERSBURG	20878	SAUL HOLDINGS LTD PRNTNSHP
03326527	R	MXD	1409 MAIN ST	GAITHERSBURG	20878	SHAARE TORAH INC
00777953	R	MXD				UNITED STATES AMERICA
03340860	R	MXD				WASHINGTONIAN NORTH ASSO L P
03340871	R	MXD	10000 WASHINGTONIAN BLVD	GAITHERSBURG	20878	WASHINGTONIAN NORTH ASSO L P
03198705	V	I1				HOUSING OPP COMM OF MONT CO
03257292	V	I3	101 EDISON PARK DR	GAITHERSBURG	20878	EDISON TECH LLC ET AL
02214641	V	I3				THE HUMANE SOCIETY OF THE
03309090	V	MXD	151 LAKELANDS DR	GAITHERSBURG	20878	151 LAKELANDS LLC
02960458	V	MXD	4 KENT GARDENS CIR	GAITHERSBURG	20878	BRISCUSO, JEAN ET AL
00768333	V	MXD				BURNS, EDWARD 4TH ET AL
03458097	V	MXD				CHURCHILL DEVELOPMENT CORP
00818644	V	MXD				ENGLAND, JONATHAN S ET AL
02304605	V	MXD	911 QUINCE ORCHARD ROAD	GAITHERSBURG	20878	GENERAL ELECTRIC REAL EST CREDIT
03299753	V	MXD				GREAT SENECA DEVELOPMNT CORP
00771546	V	MXD				HOWARD, KEVIN
00771752	V	MXD				METROPOLITAN GROVE RD LLC
01869568	V	MXD				METROPOLITAN GROVE RD LLC
01869557	V	MXD				METROPOLITAN GROVE RD LLC
02781967	V	MXD				MONTGOMERY COUNTY
02900182	V	MXD				QOCC ASSOCIATES
02304547	V	MXD				QOCC ASSOCIATES
00774948	V	MXD				ROSENTHAL, ROBERT
03069330	V	MXD	913 QUINCE ORCHARD ROAD	GAITHERSBURG	20878	S & T KENTLANDS LLC
00772745	V	MXD				STEWART, ASBY
03340882	V	MXD	10101 WASHINGTONIAN BLVD	GAITHERSBURG	20878	WASHINGTONIAN NORTH ASSO L P
03340893	V	MXD	10201 WASHINGTONIAN BLVD	GAITHERSBURG	20878	WASHINGTONIAN NORTH ASSO L P

ACCTID	ZONIN	ADDRESS	CITY	ZIPCC	OWNNAME1
160903310305	I1	25 CHESTNUT ST	GAITHERSBURG	20877	25 CHESTNUT STREET LLC
160903158790	I1	9030 COMPRINT CT	GAITHERSBURG	20877	GAZETTE NEWSPAPER INC
160901782306	I1	300 E DEER PARK DR	GAITHERSBURG	20877	GUARDIAN PROPERTY ASSOC
160903085410	I1	227 E DEER PARK DR	GAITHERSBURG	20877	HOUSING OPP COMM OF MONTG CO
160903085421	I1	231 E DEER PARK DR	GAITHERSBURG	20877	HOUSING OPP COMM OF MONTG CO
160903085408	I1	229 E DEER PARK DR	GAITHERSBURG	20877	MONTGOMERY CO
160900840840	I1	16 CHESTNUT ST	GAITHERSBURG	20877	MONTGOMERY COUNTY
160900819524	I1	14 CHESTNUT ST	GAITHERSBURG	20877	QUINN, JOHN H JR ET AL TR
160902758882	I1	26 W DIAMOND AVE	GAITHERSBURG	20877	SOVRAN ACQUISITION L P
160900820237	I1	4 MEEM AVE	GAITHERSBURG	20877	STANDARD SUPPLIES INC
160900840805	I1	4 MEEM AVE	GAITHERSBURG	20877	STANDARD SUPPLIES INC
160903147967	I3	45 W WATKINS MILL ROAD	GAITHERSBURG	20878	ARE-25/35/45 W WATKINS CORP
160902774712	I3	50 W WATKINS MILL ROAD	GAITHERSBURG	20878	ARE-50 W WATKINS MILL LLC
160903147956	I3	9 W WATKINS MILL ROAD	GAITHERSBURG	20878	ARE-MARYLAND NO 23 LLC
160903279915	I3	1201 CLOPPER ROAD	GAITHERSBURG	20878	ARE-METROPOLITAN GROVE I LLC
160901661658	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	ARTWORK MASTER CORP
160901662243	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	ARTWORK MASTERS CORP
160901661751	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	ARTWORK MASTERS CORPORATION
160901661762	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	ARTWORK MASTERS CORPORATION
160901662232	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	ARTWORK MASTERS CORPORATION
160901661911	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	BALLA, LOUIS B ET AL TR
160901661922	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	BALLA, LOUIS B ET AL TR
160902795598	I3	1101 CLOPPER ROAD	GAITHERSBURG	20878	BOWL AMERICA INC
160901661738	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	BRITTI, ANTHONY F & N G
160901661740	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	BRITTI, ANTHONY F & N G
160901661944	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	BRITTI, ANTHONY F & N G
160901661660	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	BUTT, SAMSON P
160901661647	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	CHENKIN, HOWARD
160901661625	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	CIARAMELLO, WILLIAM P & P F
160903257235	I3	1649 MAIN ST	GAITHERSBURG	20878	CITY OF GAITHERSBURG
160903257246	I3				CITY OF GAITHERSBURG
160903257257	I3				CITY OF GAITHERSBURG
160903257281	I3				CITY OF GAITHERSBURG
160901661820	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	CKSG GENERAL PARTNERSHIP
160901661693	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	CKSG GENERAL PTNSHP
160901661705	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	CKSG GENERAL PTNSHP
160901662037	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	CKSG GENERAL PTNSHP
160901662048	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	CKSG GENERAL PTNSHP
160901662050	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	CKSG GENERAL PTNSHP
160901662061	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	CKSG GENERAL PTNSHP
160901661831	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	COUNCIL OF UNIT OWNERS OF
160902795587	I3	2 METROPOLITAN CT	GAITHERSBURG	20878	DANIEL DANIEL & DANIEL
160901662210	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	DARROODI, ALI & M
160903257315	I3				EDISON TECH LLC ET AL
160901661853	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	ERSEK, DONNA N ET AL
160901661864	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	ERSEK, DONNA N ET AL
160901661955	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	ERSEK, DONNA N ET AL
160901661966	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	ERSEK, DONNA N ET AL
160901661977	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	ERSEK, DONNA N ET AL
160901661988	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	ERSEK, DONNA N ET AL
160901662208	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	ESLER, JOHN T JR & V A
160901662312	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	EVANSHAW, MICHAEL R
160903185816	I3	75 W WATKINS MILL ROAD	GAITHERSBURG	20878	FIRST FEDERAL CORPORATION
160902544207	I3	101 ORCHARD RIDGE DR	GAITHERSBURG	20878	FOULGER LAND LTD PTNSHP ET AL
160901662391	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	FUSION POWER ASSOCIATES
160901662403	I3	2 PROFESSIONAL DR	GAITHERSBURG	20879	FUSION POWER ASSOCIATES
160901661900	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	GEISSLER, DAVID R & T E B
160901661727	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	GIST, ROBERT
160901661671	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	GOBER, ALAN E & R B
160901661636	I3	4 PROFESSIONAL DR	GAITHERSBURG	20879	GRAMES, GEORGE M ET AL TR
160902518573	I3	5 METROPOLITAN CT	GAITHERSBURG	20878	HALCYON ASSOCIATES

TID	VACANT / REDEV	ZONING	ADDRESS	CITY	ZIP	OWNNAME1
03436262	R	I3				CASEY, BETTY B ET AL TR
03436273	R	I3				CASEY, BETTY B ET AL TR
03346081	R	I3				CITY OF GAITHERSBURG
02018563	R	I3	21 METROPOLITAN GROVE ROAD	GAITHERSBURG	20878	DANIEL DANIEL & DANIEL
03257315	R	I3				EDISON TECH LLC ET AL
03461016	R	I3	655 WATKINS MILL ROAD	GAITHERSBURG	20879	MONUMENT CORPORATE CENTER LLC
03461005	R	I3	960 FREDERICK AVE	GAITHERSBURG	20879	MR 270 NMD I LLC
03257268	R	I3				SFHI LLC
00818234	R	MXD				CASEY, BETTY B ET AL TR
00821777	R	MXD				CASEY, BETTY B ET AL TR
00836698	R	MXD				CASEY, BETTY B ET AL TR
03436251	R	MXD				CASEY, BETTY B ET AL TR
03016800	R	MXD	311 KENTLANDS BLVD	GAITHERSBURG	20878	DAAB LLC
03203814	R	MXD	316 KENTLANDS BLVD	GAITHERSBURG	20878	KENTLANDS II LLC
03433623	R	MXD	911 QUINCE ORCHARD ROAD	GAITHERSBURG	20878	MEDIMMUNE INC
03433634	R	MXD				MEDIMMUNE INC
02711271	R	MXD				MONTGOMERY COUNTY
00768355	R	MXD				MONTGOMERY COUNTY
03244450	R	MXD	9711 WASHINGTONIAN BLVD	GAITHERSBURG	20878	ORIX GAITHERSBURG LLC
02900216	R	MXD	900 WIND RIVER LANE	GAITHERSBURG	20878	QOCC ASSOCIATES
03203494	R	MXD	30 EXCHANGE ST	GAITHERSBURG	20878	SAUL HOLDINGS LTD PRTNSHP
03326527	R	MXD	1409 MAIN ST	GAITHERSBURG	20878	SHAARE TORAH INC
00777953	R	MXD				UNITED STATES AMERICA
03340860	R	MXD				WASHINGTONIAN NORTH ASSO L P
03340871	R	MXD	10000 WASHINGTONIAN BLVD	GAITHERSBURG	20878	WASHINGTONIAN NORTH ASSO L P
03198705	V	I1				HOUSING OPP COMM OF MONT CO
03257292	V	I3	101 EDISON PARK DR	GAITHERSBURG	20878	EDISON TECH LLC ET AL
02214641	V	I3				THE HUMANE SOCIETY OF THE
03309090	V	MXD	151 LAKELANDS DR	GAITHERSBURG	20878	151 LAKELANDS LLC
02960458	V	MXD	4 KENT GARDENS CIR	GAITHERSBURG	20878	BRISCUSO, JEAN ET AL
00768333	V	MXD				BURNS, EDWARD 4TH ET AL
03458097	V	MXD				CHURCHILL DEVELOPMENT CORP
00818644	V	MXD				ENGLAND, JONATHAN S ET AL
02304605	V	MXD	911 QUINCE ORCHARD ROAD	GAITHERSBURG	20878	GENERAL ELECTRIC REAL EST CREDIT
03299753	V	MXD				GREAT SENECA DEVELOPMNT CORP
00771546	V	MXD				HOWARD, KEVIN
00771752	V	MXD				METROPOLITAN GROVE RD LLC
01869568	V	MXD				METROPOLITAN GROVE RD LLC
01869557	V	MXD				METROPOLITAN GROVE RD LLC
02781967	V	MXD				MONTGOMERY COUNTY
02900182	V	MXD				QOCC ASSOCIATES
02304547	V	MXD				QOCC ASSOCIATES
00774948	V	MXD				ROSENTHAL, ROBERT
03069330	V	MXD	913 QUINCE ORCHARD ROAD	GAITHERSBURG	20878	S & T KENTLANDS LLC
00772745	V	MXD				STEWART, ASBY
03340882	V	MXD	10101 WASHINGTONIAN BLVD	GAITHERSBURG	20878	WASHINGTONIAN NORTH ASSO L P
03340893	V	MXD	10201 WASHINGTONIAN BLVD	GAITHERSBURG	20878	WASHINGTONIAN NORTH ASSO L P